

FOR SALE | RIVERWIND POINTE SUBDIVISION

4825-6431 RIVERWIND POINTE DRIVE
EVANSVILLE, IN 47715



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$85,890 - \$3.6M

Building Size: 21,152 SF

Lots Available: 10

Lot Sizes: 0.41 - 1.491 AC

Zoning: C-4

Traffic Counts: I-69: 23,409 VPD
Green River Rd: 7,731 VPD

PROPERTY OVERVIEW

Riverwind Pointe Subdivision is located on the southeast side of Evansville along I-69, situated at the first exit east of the new I-69 bridge planned from Kentucky into Indiana, expected to begin construction in 2024 with completion slated for 2026.

PROPERTY HIGHLIGHTS

- First exit from new I-69 bridge
- Lot with office building available for sale
- Office building is perfectly configured for use as corporate headquarters, classrooms or medical
- Utilities at site include electric, gas, water and sewer, internet/cable
- Individual subdivision lots available for sale or purchase as a whole

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total population	5,762	47,177	95,679
Total daytime population	2,867	45,722	108,813
Median age	35.4	39.7	39.2
Total households (HH)	2,612	21,010	42,071
# of persons per HH	2.20	2.21	2.21

TYLER RABEN
812.568.7800
traben@summitrealestate.us



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AVAILABILITY



LOT	SIZE (AC)	SALE PRICE
Lot 1	1.491	\$ 490,000
Lot 4	0.839	\$ 219,900
Lot 5	0.757	\$ 199,900
Lot 6	3.346	\$ 579,900
Lot 7	0.504	\$ 105,840
Lot 8	0.500	\$ 105,000
Lot 9	0.427	\$ 89,670
Lot 10	0.409	\$ 85,890
Lot 11	0.410	\$ 98,400
Lot 12	0.622	\$ 150,720
All 10 Vacant Lots	9.305	\$1,900,000
Lots 2 & 3 (with Building)	1.497	\$2,600,000
All Lots (with Building)	10.802	\$3,600,000

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SUBDIVISION PHOTOS



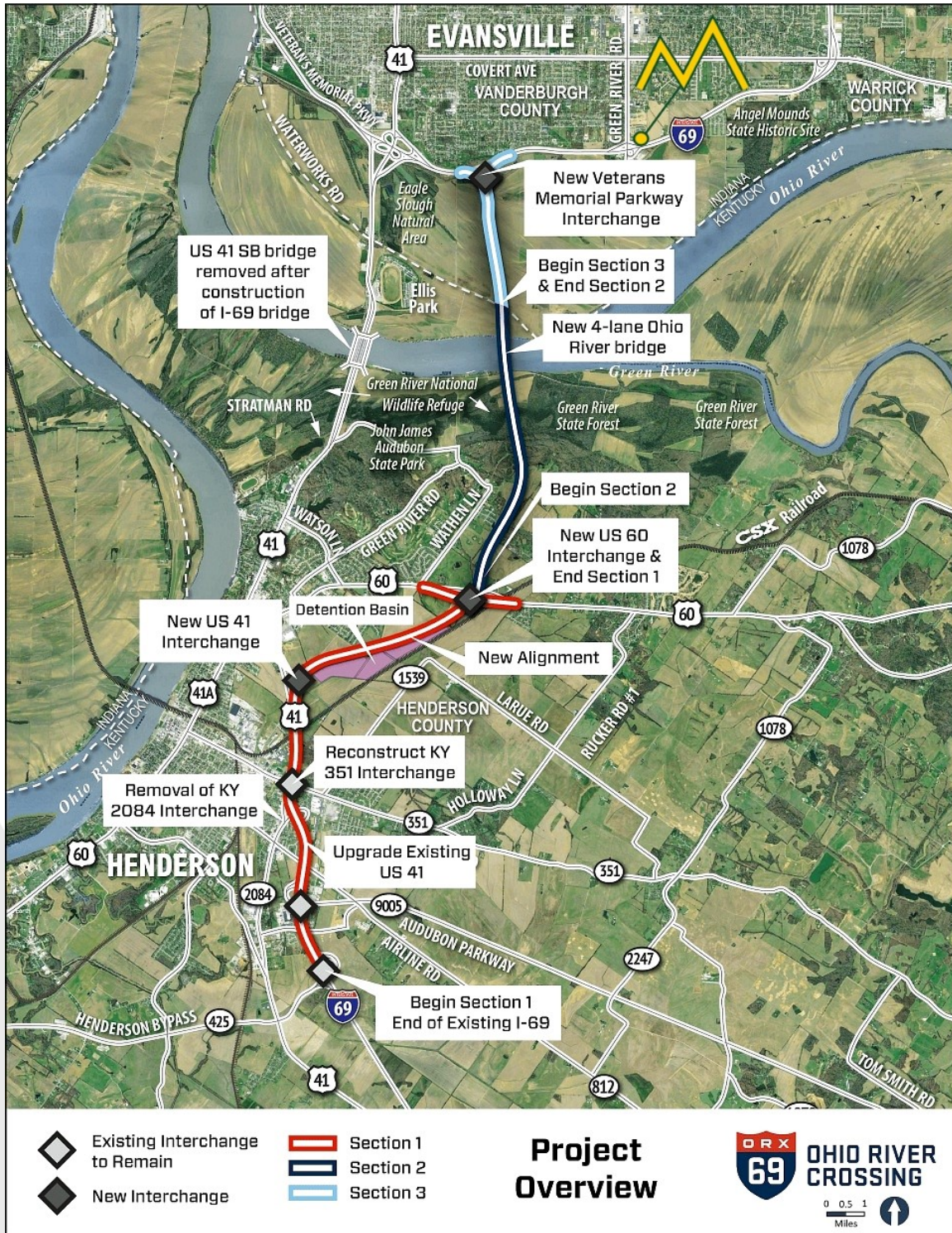
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I-69 PROJECT MAP



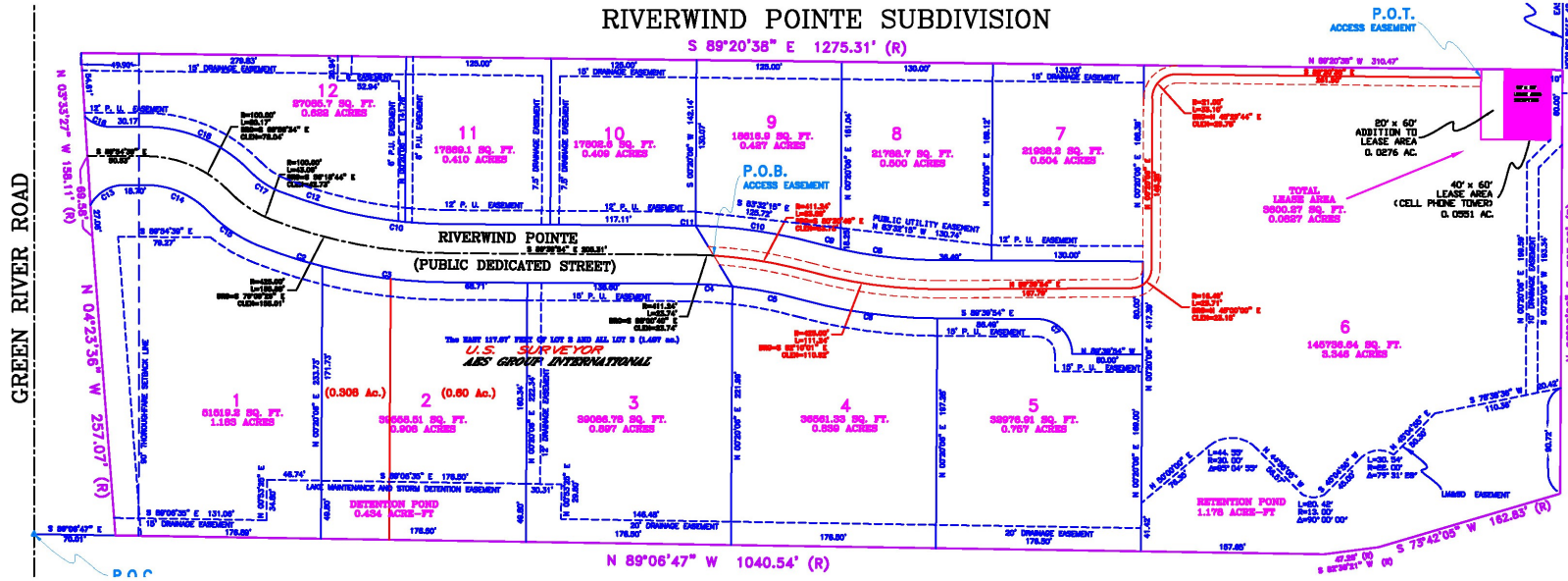
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SUBDIVISION PLAT



LOCATION



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812.568.7800
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FOR SALE | OFFICE BUILDING

4929 RIVERWIND POINTE DRIVE
EVANSVILLE, IN 47715

OFFICE BUILDING



OFFERING SUMMARY

Sale Price:	\$2.6M
Real Estate Taxes:	(2022/23) \$24,900.52
Building Size:	21,152 SF
Year Built:	2001
Lot Size:	1.497 AC
Zoning:	C-4
Traffic Counts:	I-69: 23,409 VPD Green River Rd: 7,731 VPD

PROPERTY OVERVIEW

Nice brick multi-tenant office building, located in Riverwind Pointe Subdivision on the southeast side of Evansville along I-69, situated at the first exit east of the new I-69 bridge planned from Kentucky into Indiana, expected to begin construction in 2024 with completion slated for 2026.

PROPERTY HIGHLIGHTS

- Excellent exposure from I-69 and convenient access from Green River Road
- Impressive lobby entrance with elevator access
- Kitchen and break areas available in common area of building
- Perfectly configured for use as corporate headquarters, classrooms or medical
- Parking available for 60 vehicles

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